

three story stone mill, saw-mill, miller's dwelling-house and out-houses, a two story stone store-house, together with all other buildings and improvements thereunto belonging; and, by the most competent evidence they could procure, ascertained the real value of the said property, taking into consideration the quality, location and improvements thereof, and all the advantages and disadvantages attending the same, to be thirty-nine thousand dollars, or seventy-five dollars per acre. That they had also proceeded to examine and value a tract of woodland containing one hundred and seventy acres, more or less, situate in what is generally known * by the name of The Hills, and about two miles from Ceresville, which land had been reserved for the use of the said 188 farm, to be worth two thousand five hundred and twenty-five dollars, or fifteen dollars per acre. To account for the apparent difference in value of the above mentioned tracts of land they observe, that this latter tract was only valuable for the wood thereon; that it was without improvements, and most valueless for all purposes of cultivation.

The commissioners further reported, that after full and mature consideration of every thing connected with the property; and the infant owners thereof, they were decidedly of opinion and so determined, that a sale of said farm and improvements thereon, and the one hundred and seventy acres of woodland in The Hills, would be to the interest and advantage of the infants; and they submitted the following reasons upon which they had principally founded their opinion and judgment.

First. They considered the location of Ceresville unfortunate as regards roads and water-courses; and, they thought, shewed distinctly and strongly how necessary it was, that it should be under the management of a vigilant, industrious and keen-eyed proprietor. If this be the fact, which none can doubt who know the property, it consequently followed, that it must be an unprofitable estate to the infants who then owned it; and who must depend upon tenants to exercise that care and attention which it required. Ceresville was bounded on one side by the River Monocacy, and nearly so on the opposite one by Israel's Creek; these streams, when overcharged with water, were extremely rapid, and often very destructive to fences on their margins. This farm had suffered very considerably by such overflowings within the last fifteen months. Again two of the most public roads in the county passed, at nearly right angles, through the farm, inviting trespass at every step, often subjecting the owner to loss; and always to the heavy and annual expense of keeping in repair a long line of fences on each side of those roads, in a country where the proper materials for making them were known to be very costly.

Secondly. The mills were liable to many of the objections against their tenure, by the infants, to which the farm was subject; and,